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UNITED STATES BANKRUPTCY COURT DISTRICT OF NORTH DAKOTA In Re. THE RUINS, LLC Case No. 25-30004 § § Debtor(s) ☐ Jointly Administered **Monthly Operating Report** Chapter 11 Petition Date: 01/06/2025 Reporting Period Ended: 02/28/2025 Months Pending: 2 Industry Classification: 6 5 3 Cash Basis (•) Reporting Method: Accrual Basis (Debtor's Full-Time Employees (current): Debtor's Full-Time Employees (as of date of order for relief): **Supporting Documentation** (check all that are attached): (For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor) X Statement of cash receipts and disbursements X Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit Statement of operations (profit or loss statement) Accounts receivable aging Postpetition liabilities aging Statement of capital assets Schedule of payments to professionals Schedule of payments to insiders All bank statements and bank reconciliations for the reporting period Description of the assets sold or transferred and the terms of the sale or transfer MINDY CRAIG /s/ Mindy Craig Signature of Responsible Party Printed Name of Responsible Party 03/20/2025

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

1405 1ST AVE N

Address

FARGO, ND 58102

Date

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Pa	rt 1: Cash Receipts and Disbursements	Current Month	Cumulative
a.	Cash balance beginning of month	\$100	
b.	Total receipts (net of transfers between accounts)	\$7,090	\$7,190
c.	Total disbursements (net of transfers between accounts)	\$7,090	\$7,090
d.	Cash balance end of month (a+b-c)	\$100	
e.	Disbursements made by third party for the benefit of the estate	\$0	\$0
f.	Total disbursements for quarterly fee calculation (c+e)	\$7,090	\$7,090
	rt 2: Asset and Liability Status ot generally applicable to Individual Debtors. See Instructions.)	Current Month	
a.	Accounts receivable (total net of allowance)	\$0	
b.	Accounts receivable over 90 days outstanding (net of allowance)	\$0	
c.	Inventory (Book Market Other (attach explanation))	\$0	
d	Total current assets	\$100	
e.	Total assets	\$18,025,100	
f.	Postpetition payables (excluding taxes)	\$19,431	
g.	Postpetition payables past due (excluding taxes)	\$0	
ь. h.	Postpetition taxes payable	\$57,061	
	Postpetition taxes payable Postpetition taxes past due	\$0	
1.	Total postpetition debt (f+h)	\$76,492	
j.		\$14,393,923	
k.	Prepetition secured debt		
1.	Prepetition priority debt	\$32,564	
m.	Prepetition unsecured debt	\$658,556	
n.	Total liabilities (debt) (j+k+l+m)	\$15,161,535	
0.	Ending equity/net worth (e-n)	\$2,863,565	
Par	rt 3: Assets Sold or Transferred	Current Month	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary	**	40
h	course of business Total payments to third parties incident to assets being sold/transferred		\$0
b.	outside the ordinary course of business	\$0	\$0
c.	Net cash proceeds from assets sold/transferred outside the ordinary	фо	C O
	course of business (a-b)	\$0	\$0
	rt 4: Income Statement (Statement of Operations) ot generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a.	Gross income/sales (net of returns and allowances)	\$0	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c.	Gross profit (a-b)	\$0	
d.	Selling expenses	\$0	
e.	General and administrative expenses	\$4,699	
f.	Other expenses	\$0	
g.	Depreciation and/or amortization (not included in 4b)	\$0	
h.	Interest	\$0	
i.	Taxes (local, state, and federal)	\$0	
j.	Reorganization items	\$0	
k.	Profit (loss)	\$-4,699	\$-7,090

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			A nama d	Annoval	Paid Current	Paid
			Approved Current Month	Approved Cumulative	Month	Cumulativ
Debto	or's professional fees & expe	nses (bankruptcy) Aggregate Total				
Itemi	zed Breakdown by Firm					
	Firm Name	Role				
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iii						
iv						
v						
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Case No. 25-30004

Debtor's Name THE RUINS, LLC

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				Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
b.	Debto	or's professional fees & expe	nses (nonbankruptcy) Aggregate Total				
	Itemiz	zed Breakdown by Firm					
		Firm Name	Role				
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Case No. 25-30004

Debtor's Name THE RUINS, LLC

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c.	All pr	ofessional fees and expenses (de	btor & committees)		

Pa	rt 6: Postpetition	Taxes	Cur	rent Month	Cumulative
a.	Postpetition incom	me taxes accrued (local, state, and federal)		\$0	\$0
b.	Postpetition incom	me taxes paid (local, state, and federal)		\$0	\$0
c.	Postpetition empl	loyer payroll taxes accrued		\$0	\$0
d.	Postpetition empl	loyer payroll taxes paid		\$0	\$0
e.	Postpetition prop	erty taxes paid		\$0	\$0
f.	Postpetition other	r taxes accrued (local, state, and federal)		\$0	\$0
g.	Postpetition other	r taxes paid (local, state, and federal)		\$0	\$0
Pa	rt 7: Questionnair	re - During this reporting period:			
a.	Were any paymer	nts made on prepetition debt? (if yes, see Instructions)	Yes 🔿	No 💿	
b.	• • •	nts made outside the ordinary course of business roval? (if yes, see Instructions)	Yes 🔿	No 💿	
c.	Were any paymer	nts made to or on behalf of insiders?	Yes 🔿	No 💿	
d.	Are you current o	n postpetition tax return filings?	Yes •	No 🔘	
e.	Are you current o	n postpetition estimated tax payments?	Yes •	No 🔘	
f.	Were all trust fun	d taxes remitted on a current basis?	Yes 💿	No 🔘	
g.	Was there any post (if yes, see Instruc	stpetition borrowing, other than trade credit? ctions)	Yes •	No 🔿	
h.	Were all payment the court?	s made to or on behalf of professionals approved by	Yes •	No O N/A O	
i.	Do you have:	Worker's compensation insurance?	Yes 🔘	No 💿	
		If yes, are your premiums current?	Yes 🔘	No O N/A •	(if no, see Instructions)
		Casualty/property insurance?	Yes •	No 🔿	
		If yes, are your premiums current?	Yes •	No O N/A O	(if no, see Instructions)
		General liability insurance?	Yes 💿	No 🔿	
		If yes, are your premiums current?	Yes •	No O N/A O	(if no, see Instructions)
j.	Has a plan of reor	ganization been filed with the court?	Yes 🔿	No 💿	
k.	Has a disclosure s	statement been filed with the court?	Yes 🔘	No 💿	
1.	•	with quarterly U.S. Trustee fees as	Yes 💿	No 🔿	

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Debtor's Name THE RUINS, LLC Case No. 25-30004

Par	rt 8: Individual Chapter 11 Debtors (Only)	
a.	Gross income (receipts) from salary and wages	\$0
b.	Gross income (receipts) from self-employment	\$0
c.	Gross income from all other sources	\$0
d.	Total income in the reporting period (a+b+c)	\$0
e.	Payroll deductions	\$0
f.	Self-employment related expenses	\$0
g.	Living expenses	\$0
h.	All other expenses	\$0
i.	Total expenses in the reporting period (e+f+g+h)	\$0
j.	Difference between total income and total expenses (d-i)	\$0
k.	List the total amount of all postpetition debts that are past due	\$0
1.	Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes O No •
m.	If yes, have you made all Domestic Support Obligation payments?	Yes O No N/A •
\$\$ U.S. thr being some series of the series	Privacy Act Statement U.S.C. § 589b authorizes the collection of this information, and provision 704, 1106, and 1107. The United States Trustee will use this information S.C. § 1930(a)(6). The United States Trustee will also use this information ough the bankruptcy system, including the likelihood of a plan of reorganing prosecuted in good faith. This information may be disclosed to a bank needed to perform the trustee's or examiner's duties or to the appropriate few enforcement agency when the information indicates a violation or potent de for routine purposes. For a discussion of the types of routine disclosure ecutive Office for United States Trustee's systems of records notice, UST-cords." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the now, justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this inversion of your bankruptcy case or other action by the United States Trustectare under penalty of perjury that the foregoing Monthly Operumentation are true and correct and that I have been authorizate.	to calculate statutory fee assessments under 28 in to evaluate a chapter 11 debtor's progress zation being confirmed and whether the case is ruptcy trustee or examiner when the information ederal, state, local, regulatory, tribal, or foreign ial violation of law. Other disclosures may be set that may be made, you may consult the 001, "Bankruptcy Case Files and Associated tice may be obtained at the following link: http://information could result in the dismissal or tee. 11 U.S.C. § 1112(b)(4)(F).
/s/	Mindy Craig MINE	DY CRAIG

Printed Name of Responsible Party

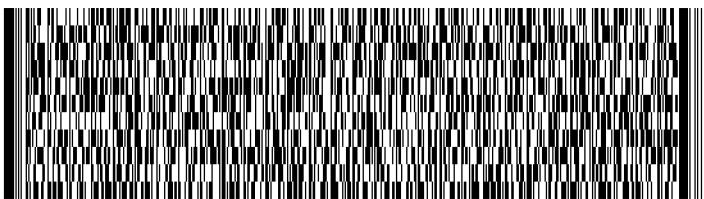
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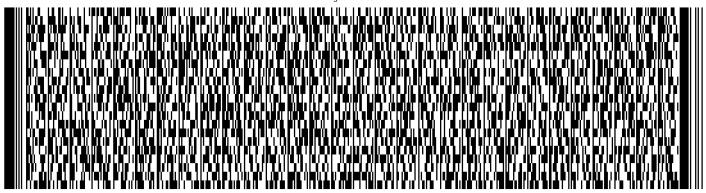
Signature of Responsible Party

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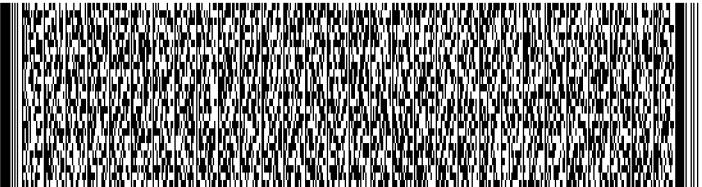
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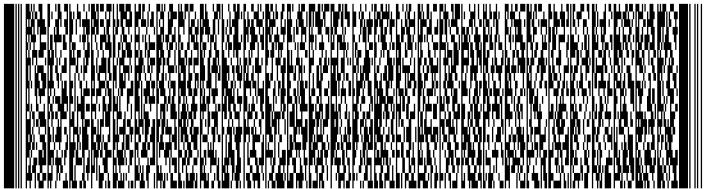
Debtor's Name THE RUINS, LLC Case No. 25-30004

Bankruptcy1to50

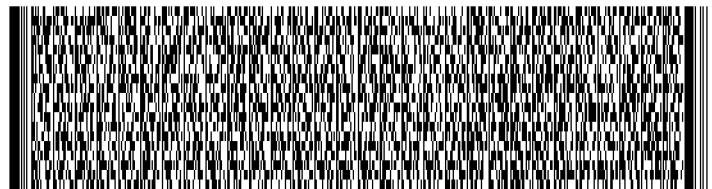
Bankruptcy51to100

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NonBankruptcy51to100



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Page 13Statement Ending 02/28/20

Customer Number: Redacted 99

Managing Your Accounts

RUINS LLC

Branch

2754 Brandt Dr S Fargo, ND 58104



Phone

701.281.5600



Website

Starionbank.com

RUINS LLC DEBTOR IN POSSESSION CASE 25-30004 PO BOX 9379 FARGO ND 58106-9379

Summary of Accounts

Mandan, ND 58554



Do you have questions about your statement? You can contact us by phone, email customerservice@starionbank.com or chat online with a Starion Bank representative. Our customer service hours are Monday through Friday from 7 a.m. to 6 p.m.

Account Type

Account Number

Ending Balance

ND STAR CHECKING

Redacted 99

\$100.00

ND STAR CHECKING - Redacted 99

Account Summary

Date Description Amount 02/01/2025 **Beginning Balance** \$100.00 3 Credit(s) This Period \$7.089.94 3 Debit(s) This Period \$7,089.94 \$100.00 02/28/2025 **Ending Balance**

Other Credite

Other Orea		
Date	Description	Amount
02/07/2025	EDEPOSIT	\$2,316.51
02/07/2025	EDEPOSIT	\$2,391.39
02/27/2025	EDEPOSIT	\$2.382.04

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
40000	02/12/2025	\$2,316.51	40001	02/18/2025	\$2,391.39	40002	02/27/2025	\$2,382.04

^{*} Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	
02/07/2025	\$4,807.90	02/18/2025	\$100.00	
02/12/2025	\$2,491,39	02/27/2025	\$100.00	



INFORMATION FOR CONSUMER ACCOUNTS WITH ELECTRONIC TRANSFERS

In case of errors or questions about your electronic transfers, TELEPHONE OR WRITE US AT THE TELEPHONE NUMBER OR ADDRESS LOCATED ON THE FRONT OF THIS STATEMENT as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

DISCLOSURE TO READY CREDIT CONSUMER CUSTOMERS **Billing Rights Summary**

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, write to us at the address shown on your statement

In your letter give us the following information:

- (1) Account information: Your name and account number
- (2) Dollar amount: The dollar amount of the suspected error
- (3) Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- (1) We cannot try to collect the amount in question, or report you as delinguent on that amount.
- (2) The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- (3) While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- (4) We can apply any unpaid amount against your credit limit.

Computing the Interest Charge on Ready Credit

We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest or other finance charges and any payments or credits. This gives us the daily balance.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on

To use this right, all of the following must be true:

- (1) The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
- (2) You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
- (3) You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at the address on the front of this statement.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

HOW TO BALANCE YOUR ACCOUNT

- 1. Subtract from your check register any service, miscellaneous, or automatic charge(s) posted on this statement.
- 2. Mark (V) your register after each check listed on front of statement.
- 3. Check off deposits shown on the statement against those shown in your check register.
- 4. Complete the form below.
- 5. The final "balance" in the form below should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

Recheck all additions and subtractions or corrections.

Verify the carryover balance from page to page in your check register.

Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

NEW BA	LANCE	s	
TRANSFER AMOUNT	FROM OTHER SIDE		
SING	OSITS MADE DE ENDING DATE STATEMENT		
SUB T	OTAL	\$	
CHECKS NOT LISTED O			
NUMBER	AMOUNT		
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TOTAL CHECKS NOT LISTED		→	
SUBTRACT TOTAL CH NOT LISTED FROM SU TOTAL ABOVE	ECKS /B- BALANG	SE \$	

THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE

Ban Filed 03/20/25 Entered 03/20/25 14:33:10 Desc Main Page 15 Statement Ending 02/28/2025

RUINS LLC
Customer Number: Redacted 99

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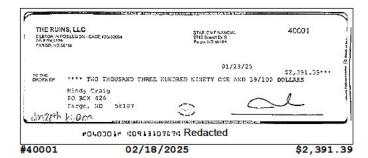
ND STAR CHECKING - Redacted 99 (continued)

Overdraft and Returned Item Fees

Mandan, ND 58554

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

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				02/06/25	52,316.51***
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RUINS DIP Bank Reco	Case 25-30004 APT Incile History Report	Doc 38	Filed 03/20/25 Document	Entered 03/20 Page 17 of 21	0/25 14:33:10	Desc Main	Page 1
Balance Per E	eank Statement as of 02/28 ank Balance	/2025					100.00 100.00
	L as of 02/28/2025						100.00
Difference							0.00
Cleared Items	-						
Date	Tran#	No	otes		Amount	Date Cleared	
01/29/2025	40001	Mi	ndy Craig		2,391.39	02/28/2025	
02/06/2025	40000	W	MU WATERTOWN JNICIPAL UTILITIES		2,316.51	02/12/2025	
02/27/2025	40002	CI	BUSINESS MANAGE	MENT	2,382.04	02/28/2025	
Total Cleared	Checks				7,089.94		
Cleared Depo	sits						
Date	Tran #	No	otes		Amount	Date Cleared	

starion 276205348

100.00

2,391.39

2,316.51

2,382.04

7,189.94

01/28/2025

02/07/2025

02/07/2025

02/28/2025

4000

4001

4002

4003

01/28/2025

02/07/2025

02/07/2025

02/27/2025

Total Cleared Deposits

Owner Statement

Owner = THE RUINS, LLC (all properties) Month = Feb 2025 Book = Cash

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			100.00
02/01/2025	13891	THE RUINS, LLC	CRAIG DEVELOPMENT	funds to pay for WMU bills 1/6-1/22	2,316.51	0.00	2,416.51
02/06/2025	40000	THE RUINS, LLC	WMU WATERTOWN MUNICIPAL UTILITIES	1/6- 1/22vacant/main due 2/10	0.00	2,316.51	100.00
02/20/2025	13919	THE RUINS, LLC	JESSE CRAIG	funds for insurance prem.	2,382.04	0.00	2,482.04
02/27/2025	40002	THE RUINS, LLC	CP BUSINESS MANAGEMENT	due feb 28th insurance prem	0.00	2,382.04	100.00
				Ending Balance	4,698.55	4,698.55	100.00
				Reserves Needed		0.00	
				Security Deposits (this period)		0.00	

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3/18/2025 2:58 PM

Cash Flow Statement

ACCOUNT	MONTH TO DATE	%
EXPENSES		
Operating Expenses		
Insurance	2,382.04	0.00
Electricity-Vacant	2,316.51	0.00
Total Operating Expenses	4,698.55	0.00
Total Expenses	4,698.55	0.00
NET INCOME	-4,698.55	0.00
ADJUSTMENTS		
Owner Contribution	4,698.55	0.00
TOTAL ADJUSTMENTS	4,698.55	0.00
CASH FLOW	0.00	0.00

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Balance Sheet

Owner = THE RUINS, LLC (all properties)
Month = Feb 2025
Book = Cash

ACCOUNT	CURRENT BALANCE
Ruins Apartment DIP Checking	100.00
Total DIP Checking Account	100.00
TIF Value	2,275,000.00
Property and Equipment	
Buildings	14,620,000.00
Appliances/AC	280,000.00
Land	850,000.00
Total Property and Equipment	15,750,000.00
Total Assets	18,025,100.00
LIABILITIES & CAPITAL	
Liabilities	
Mortgage 1st	11,052,607.39
TIF Mortgage	2,275,000.00
CASH ADVANCE BY CRAIG DEVELOPMENT (POST-PETITION)	7,189.94
Total Liabilities	13,334,797.33
Capital	
Owner Contribution	7,189.94
Retained Earnings	4,683,112.73
Total Capital	4,690,302.67
Total Liabilities & Capital	18,025,100.00

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Payables Aging Report Period: -02/2025 As of: 02/28/2025

Payee Name	Invoice	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed Notes
	Notes										
CODINGTON COUNTY TREASURER											
	1st installn	n RN Expense Acct	4/30/2025	4/30/2025 74	120 Real Estate Taxes		28,530.30	0.00	0.00	0.00	0.00 RE Taxes 1st installment, 2024 due in 2025
	RE Taxes;	2ı RN Expense Acct	10/31/2025	10/31/2025 74	120 Real Estate Taxes		28,530.30	0.00	0.00	0.00	0.00 RE Taxes 2nd installment, 2024 due in 2025
CODINGTON COUNTY TREASURER							57,060.60	0.00	0.00	0.00	0.00
CRAIG DEVELOPMENT											
		RN Expense Acct	2/28/2025	2/28/2025 34	100 Owner Distributions	N/A	2,382.04	2,382.04	0.00	0.00	0.00 REPAY FUNDS FOR FEB 28TH INS
		RN Expense Acct	2/28/2025	2/28/2025 34	100 Owner Distributions	N/A	2,316.51	2,316.51	0.00	0.00	0.00 REPAY FUNDS FOR WMU 1/6-1/22
		RN Expense Acct	1/28/2025	1/28/2025 34	100 Owner Distributions	N/A	2,391.39	0.00	2,391.39	0.00	0.00 REPAY FUNDS FOR JAN 28TH INS.
CRAIG DEVELOPMENT							7,089.94	4,698.55	2,391.39	0.00	0.00
City of Watertown											
		RN Expense Acct	2/3/2025	2/28/2025 32	200 Owner Contribution		12,341.50	12,341.50	0.00	0.00	0.00 Construction permit extension; required prior to allowing permit to be extended and work to be done.
City of Watertown							12,341.50	12,341.50	0.00	0.00	0.00
Grand Total							76,492.04	17,040.05	2,391.39	0.00	0.00